

10842 96 Street
Clairmont, Alberta

MLS # A2229874



\$175,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Gentle Sloping, La		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Linoleum		
Roof:	Asphalt Shingle		
Basement:	None		
Exterior:	Other		
Foundation:	Piling(s)		
Features:	See Remarks		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	RURAL RESIDENTIAL MIXED (		
Utilities:	-		

Inclusions: Fridge, Stove, Washer,

Looking for your first home or an affordable investment? This well-priced mobile in Clairmont offers incredible value with scenic views and practical features. Backing onto a peaceful walking path and pond, this property provides a quiet setting while still being conveniently located. Inside, you'll find a functional layout with an open kitchen, and comfortable bedrooms. Whether you're just starting out or adding to your rental portfolio, this is a great opportunity at a great price, don't miss your chance to own a property with both affordability and a beautiful backyard view!